

Date: December 3, 2004

To: I-15 Project Management Team

From: Wikstrom Economic & Planning Consultants, Inc.

Introduction

This document provides a summary of characteristics of the study area for the UDOT I-15 Kaysville to Ogden Corridor plan. Its purpose is to provide background information to support the development and understanding of community transportation needs, transportation solution alternatives and criteria for a comparative evaluation of various transportation strategies.

Topics covered in this document are as follows:

1. Population
2. Age
3. Household Composition
4. Ethnic Background
5. Income
6. Recent Trends in Construction
7. Future Population and Employment Growth

Study Area Boundaries

The study area consists of the communities of: (As shown in Figure 1)

- Kaysville
- Layton
- Syracuse
- Clearfield
- West Point
- Sunset
- Clinton
- Roy
- Hooper (not shown on map)
- Ogden
- Riverdale
- Washington Terrace
- South Ogden
- Uintah
- South Weber

Community Profile and Demographics

Population

The project study area is estimated to have a 2004 population of 226,841¹. It is projected that the I-15 study area will have a population of approximately 262,808 by the year 2010 (see Table 7). Figure 1 shows the population density in the study area. The most densely populated areas are concentrated along the freeway, although there are a few dense areas along the east bench.

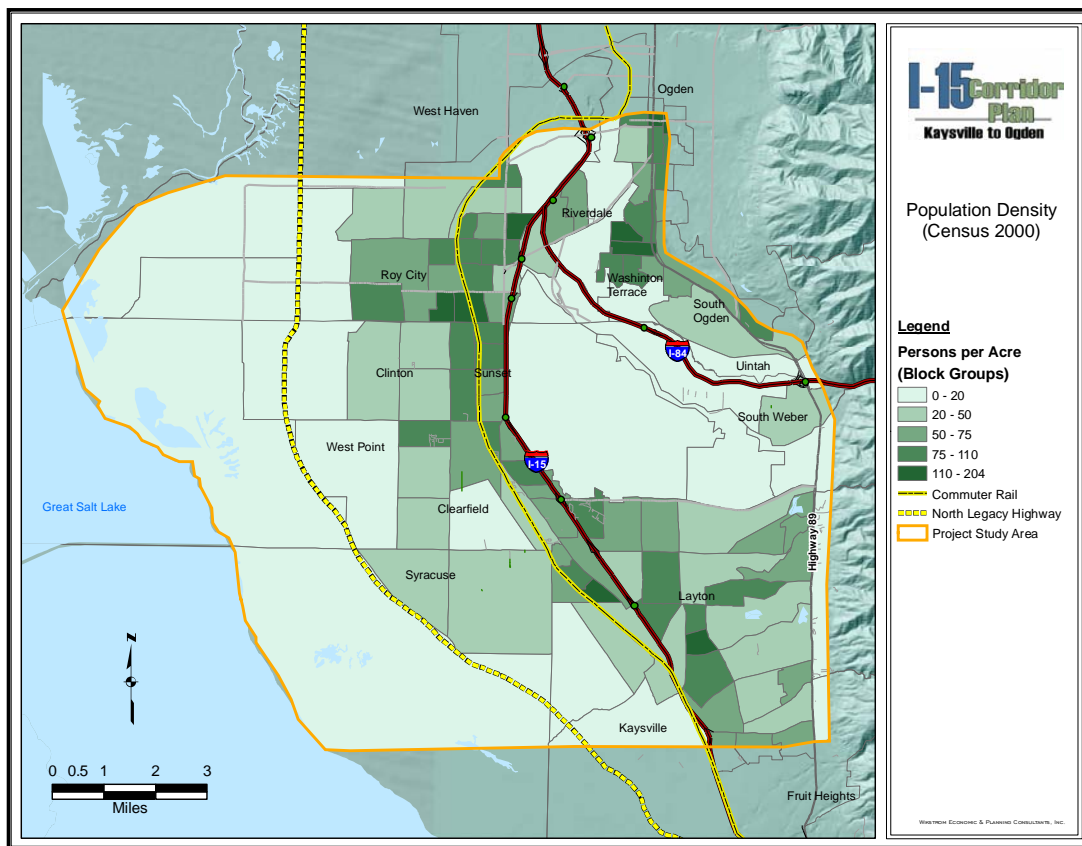


Figure 1

Age

Throughout the nation, the median age of the population is slowly increasing. This trend is also occurring in Utah, in the project study area and in Davis and Weber counties. Table 1 shows the median ages of all cities in the study area for both 1990 and 2000. Figure 2 shows the 2000 median ages for all block groups within the study area. As with income, which will be discussed below, the higher numbers tend to be on the east bench, in the larger, established neighborhoods where people tend to age in place. While incomes increase going west from I-15, median age does not, indicating larger household sizes and younger householders.

¹ Calculated using the Census 2000 population assembled at the block level and the 2002 - 2004 average annual growth rate in the Wasatch Front Regional Council's October 2003 population projections.

Table 2 shows ten year age cohorts and their percentages of the total population. Numbers in bold *italics* show the dominant age group in the city. Note that the cities where the “under 10” age group is dominant are mostly west-side cities. Correspondingly, east side cities such as Fruit Heights tend to have larger proportions of older age groups.

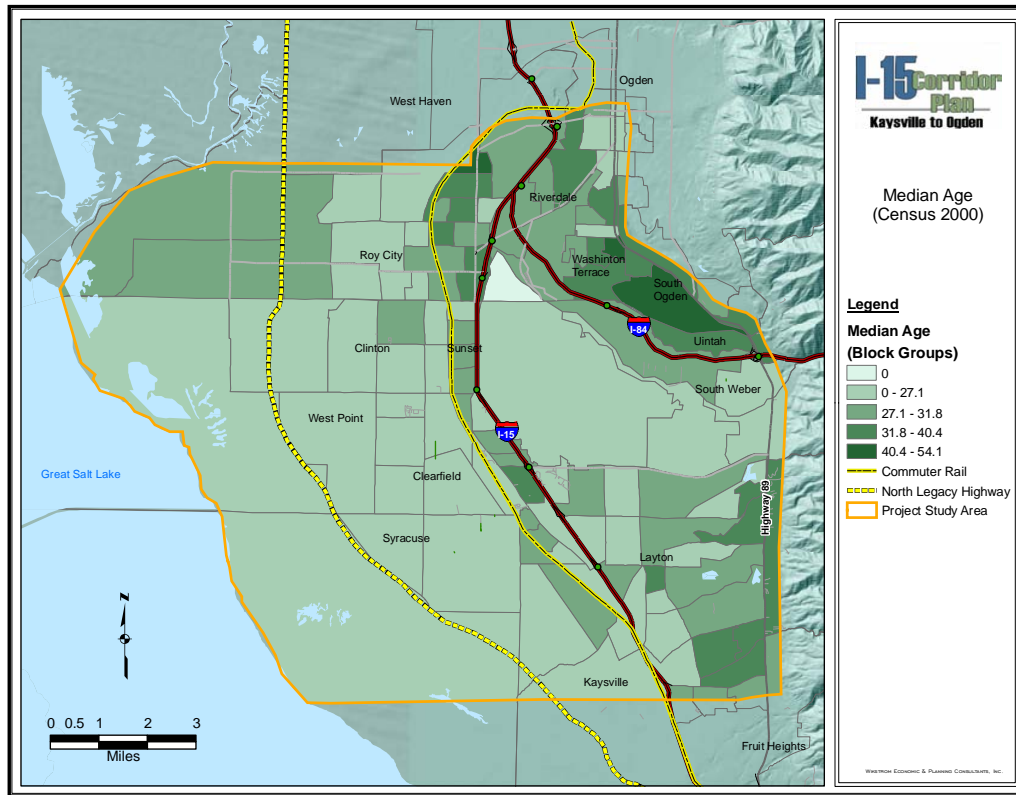


Figure 2

Table 1
Median Ages in 2000 for Study area Cities, Weber and Davis Counties, and Utah

	1990 Median Age	2000 Median Age
South Ogden	31.8	33.7
Uintah	na	32.6
Hooper	23.4	31.3
Washington Terrace	31.0	30.6
Riverdale	28.3	29.4
Sunset	29.3	29.2
Fruit Heights	23.5	29.1
Ogden	30.2	28.6
Roy	27.2	28.0
Layton	25.5	26.8
West Point	21.2	26.8
Clinton	20.4	25.3
Kaysville	22.8	24.8
Syracuse	21.4	24.7
Clearfield	22.4	24.0

	1990 Median Age	2000 Median Age
South Weber	20.1	23.6
Weber County	28.9	29.3
Utah	26.3	27.1
Davis County	24.8	26.8

Source: 1990 & 2000 Census

Table 2
Age Groups as Percentage of Total Population in 2000 for Study area Cities, Weber and Davis Counties, and State of Utah

	Under 10	10 to 19	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80 and over
Clearfield	22.4%	18.4%	21.3%	15.1%	10.0%	5.4%	3.2%	2.7%	1.5%
Clinton	21.4%	19.5%	17.9%	15.5%	13.0%	7.0%	2.9%	1.6%	1.2%
Fruit Heights	14.7%	25.0%	10.8%	9.2%	16.7%	11.2%	7.0%	3.7%	1.6%
Hooper	15.0%	21.9%	11.8%	11.8%	16.3%	12.7%	5.3%	3.5%	1.7%
Kaysville	21.6%	22.5%	11.5%	14.3%	13.2%	7.5%	4.6%	3.2%	1.7%
Layton	19.8%	19.0%	16.3%	15.1%	13.8%	8.0%	4.4%	2.6%	1.1%
Ogden	17.7%	14.9%	19.8%	13.6%	12.0%	7.9%	5.5%	5.3%	3.4%
Riverdale	16.3%	15.5%	19.2%	13.0%	12.9%	10.4%	6.3%	4.3%	2.1%
Roy	19.3%	17.4%	17.0%	15.1%	12.4%	7.9%	5.1%	4.2%	1.6%
South Ogden	15.3%	15.0%	15.7%	11.5%	13.0%	10.1%	7.4%	7.8%	4.2%
South Weber	18.7%	26.2%	11.3%	14.3%	15.3%	8.4%	3.5%	1.4%	0.8%
Sunset	18.9%	14.1%	18.5%	13.4%	10.6%	8.1%	8.1%	6.3%	1.8%
Syracuse	22.8%	20.5%	14.9%	15.7%	13.0%	7.5%	3.2%	1.8%	0.6%
Uintah	16.0%	19.8%	11.2%	14.3%	14.4%	11.4%	6.5%	4.6%	1.9%
Washington Terrace	16.1%	15.4%	17.8%	11.4%	11.5%	8.7%	7.7%	7.1%	4.3%
West Point	19.2%	22.9%	11.5%	15.5%	15.6%	8.3%	3.8%	2.4%	0.8%
Utah	18.0%	18.3%	18.1%	13.4%	12.6%	8.3%	5.2%	3.9%	2.2%
Davis County	19.2%	19.7%	15.7%	13.8%	13.2%	8.3%	5.0%	3.4%	1.6%
Weber County	17.4%	17.3%	16.4%	13.4%	13.1%	9.0%	5.9%	4.9%	2.6%

Source: Census 2000, WEPC

Household Composition

According to the census, the project study area had 65,067 households in 2000. The estimated number of households for 2004 is 72,099. The average 2004 household size for the study area works out to be 3.15 persons. Figure 3 shows average household sized graphically. Darker colors represent areas with larger average household sizes, which coincide with the more rural areas to the west of I-15 and the single-family areas in the foothills.

Households classified as “family households” (meaning a household with one or more related persons living with the householder) tend to be more prevalent in Davis County and in the study area than in the whole of Weber County. As shown in Table 3, Davis County and the study area also have higher percentages of family households than the state.

The majority of households in the study area are headed by a married couple. Just over half of these couples have children living in the home. The second most common household arrangement is the non-family household, which makes up 21 percent of the total

households in the study area. The third and least common household type consists of a single householder with one or more relatives living with them. This type of household makes up roughly 15 percent of the households in the study area. State and County comparisons can be found in Table 3.

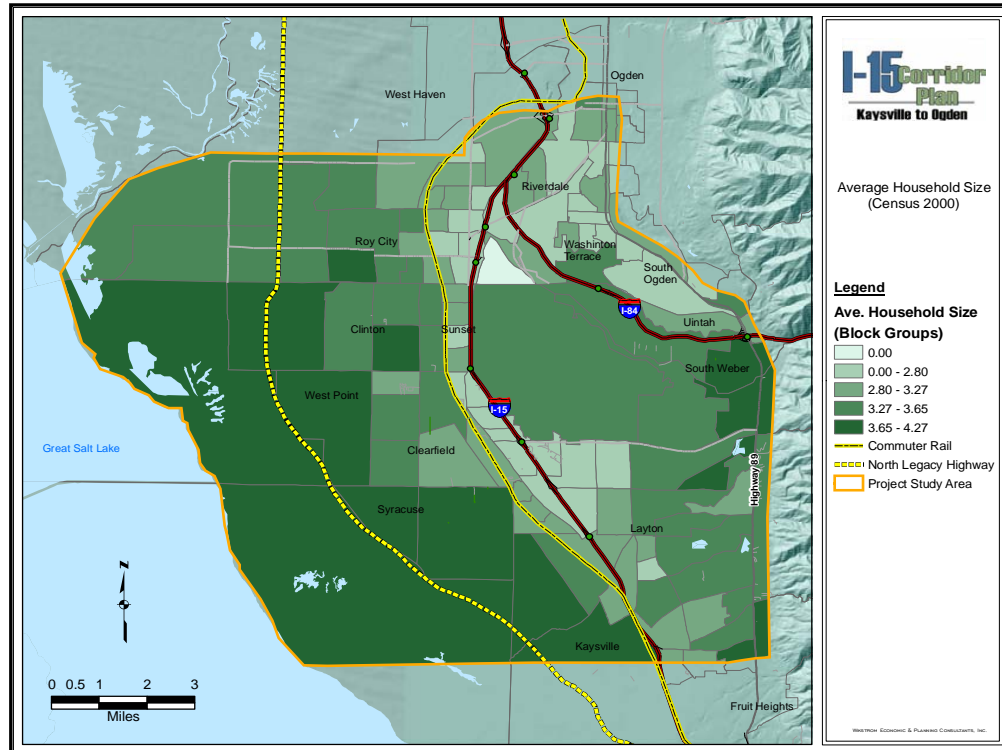


Figure 3

Table 3
Household Type (2000) in the Study Area, Davis and Weber Counties, and Utah

	Number of Households				Percent of Total Households			
	Study Area	Davis County	Weber County	Utah	Study Area	Davis County	Weber County	Utah
Total Households	24,818	71,201	65,698	701,281	--	--	--	--
Total Family households	19,496	59,273	49,549	535,294	79%	83%	75%	76%
Married-couple family:	15,718	50,441	39,571	442,931	63%	71%	60%	63%
With own children under 18 years	8,367	29,673	20,510	245,743	34%	42%	31%	35%
No own children under 18 years	7,351	20,768	19,061	197,188	30%	29%	29%	28%
Other family:	3,778	8,832	9,978	92,363	15%	12%	15%	13%
Single Male householder:	1,140	2,284	2,971	26,422	5%	3%	5%	4%
With own children under 18 years	659	1,323	1,639	13,674	3%	2%	2%	2%
No own children under 18 years	481	961	1,332	12,748	2%	1%	2%	2%
Single Female householder:	2,638	6,548	7,007	65,941	11%	9%	11%	9%
With own children under 18 years	1,619	4,238	4,310	40,329	7%	6%	7%	6%
No own children under 18 years	1,019	2,310	2,697	25,612	4%	3%	4%	4%
Total Non-family households	5,322	11,928	16,149	165,987	21%	17%	25%	24%
Households with Own Children	10,645	35,234	26,459	299,746	43%	49%	40%	43%

	Number of Households				Percent of Total Households			
	Study Area	Davis County	Weber County	Utah	Study Area	Davis County	Weber County	Utah
Households without Own Children	14,173	35,967	39,239	401,535	57%	51%	60%	57%

Source: Census 2000, WEPC

Ethnic Background

The predominant race in the project study area is white, which is characteristic of Utah as a whole. The proportion of non-whites in the project study area (10.7 percent) is slightly less than Weber County (12.3 percent) and slightly more than Davis County (7.7 percent). The largest non-white racial groups are the Asian and African American population, which comprise just 1.8 and 1.7 percent respectively of the total the project study area population. The census classes of some other race and two or more races account for 6.3 percent of the population total. Figure 4 illustrates that minority populations are focused along the I-15 corridor and South Ogden.

Ethnic diversity in the project study area also extends to the Hispanic population. The term Hispanic refers not to a race but rather to an ethnicity (defined as persons that share distinctive ancestral, cultural, religious or linguistic characteristics). This group as a whole represents 8.9 percent of the total study area population as opposed to 12.6 percent in Weber County and only 5.4 percent in Davis County. The spatial distribution for Hispanics follows a similar pattern to other minority groups (see Figure 4).

Table 4
Population by Race and Ethnicity for the Project Study Area, Davis and Weber Counties and the State of Utah; 2000

	Utah	Davis	Weber	Study Area
White alone	89.2%	92.3%	87.7%	89.3%
Black or African American alone	0.8%	1.1%	1.4%	1.7%
American Indian and Alaska Native alone	1.3%	0.6%	0.8%	0.7%
Asian alone	1.7%	1.5%	1.3%	1.8%
Native Hawaiian and Other Pacific Islander alone	0.7%	0.3%	0.2%	0.2%
Some other race alone	4.2%	2.3%	6.6%	4.0%
Two or more races	2.1%	2.0%	2.1%	2.3%
Hispanic	9.0%	5.4%	12.6%	10.7%

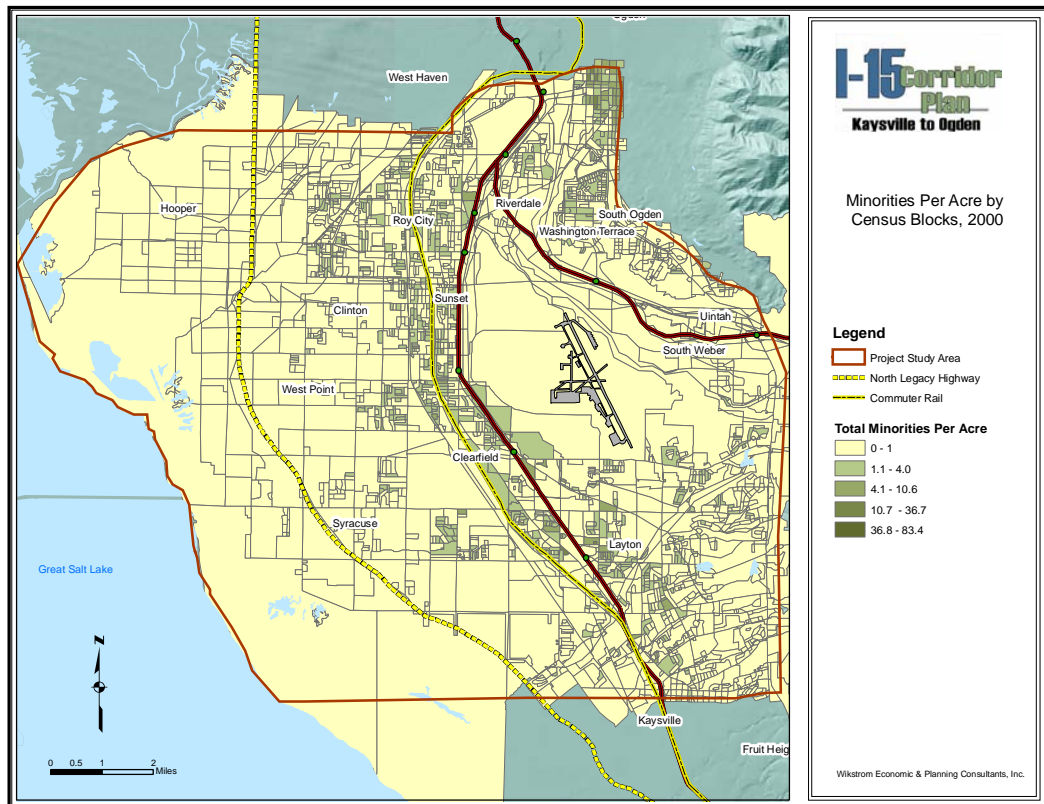


Figure 4

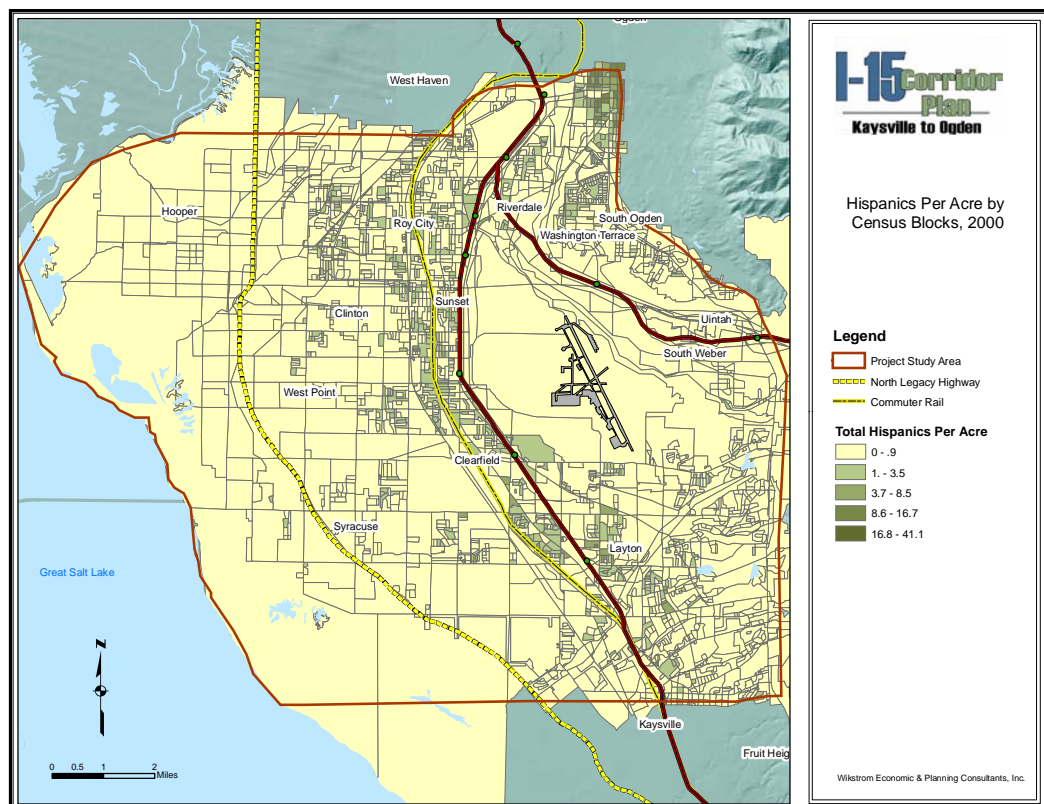


Figure 5

Income

Figure 6 shows median household incomes by Census block group. The highest incomes are along the foothills. Generally, incomes decrease as one approaches I-15. The median income for the entire study area is not known, however, Table 5 shows median incomes for cities and counties within the study area. Fruit Heights, South Weber and Hooper have the highest median incomes, while Ogden, Clearfield, and Sunset have the lowest. Eleven of the 16 cities within the study area have median incomes above the state median.

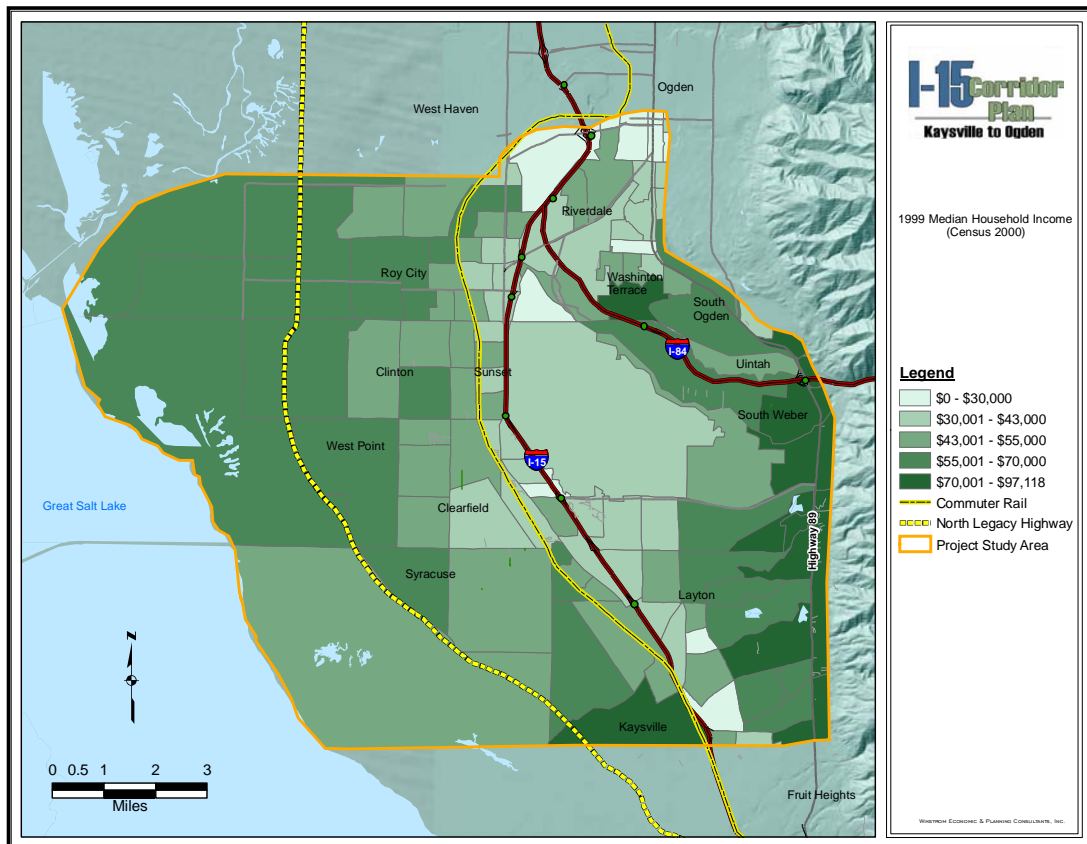


Figure 6

Table 5
1999 Income and Poverty for Study area Cities, Davis and Weber Counties, and Utah

	Median Household Income in 1999	Total Population	Population Below Poverty Level:	Percent Below Poverty Level	Population Under 18 & Below Poverty Level	Percent of Population Under 18 & Below Poverty Level
Fruit Heights	\$79,192	4,678	32	0.7%	18	0.4%
South Weber	\$70,656	4,121	236	5.7%	128	3.1%
Hooper	\$62,043	3,907	34	0.9%	21	0.5%
Kaysville	\$60,383	20,612	963	4.7%	468	2.3%
Syracuse	\$58,223	9,276	227	2.4%	111	1.2%
West Point	\$56,985	5,760	225	3.9%	123	2.1%

	Median Household Income in 1999	Total Population	Population Below Poverty Level:	Percent Below Poverty Level	Population Under 18 & Below Poverty Level	Percent of Population Under 18 & Below Poverty Level
Clinton	\$53,909	12,508	454	3.6%	257	2.1%
Uintah	\$52,300	1,132	23	2.0%	6	0.5%
Layton	\$52,128	58,527	3,295	5.6%	1,495	2.6%
Roy	\$49,611	32,471	1,794	5.5%	839	2.6%
South Ogden	\$46,794	14,220	737	5.2%	255	1.8%
Riverdale	\$44,375	7,715	681	8.8%	316	4.1%
Washington Terrace	\$42,243	8,374	664	7.9%	269	3.2%
Sunset	\$41,726	5,185	406	7.8%	200	3.9%
Clearfield	\$38,946	25,679	3,129	12.2%	1,344	5.2%
Ogden	\$34,047	75,279	12,396	16.5%	4,526	6.0%
Davis County	\$53,726	238,994	11,984	5.1%	5,428	2.3%
Weber County	\$44,014	196,553	18,022	9.3%	6,949	3.5%
Utah	\$45,726	2,233,169	206,328	9.4%	71,765	3.2%

Source: Census 2000, WEPC

Recent Trends in Construction

The last 10 years have seen a varying amount of residential construction each year. In 1997 the yearly number of residential building permits issued in cities within the study area peaked at 3,908. Residential construction tapered off in 1998 and 1999 and reached a low of 2,184 in 2000. Since then, the number residential construction in study area cities has grown at an average annual growth rate of 1.7 percent. The number of permits issued in 2003 (2,746) fell just short of the ten-year average of 2,770.

Figures 7 and 8 track residential building permits issued by each city. Syracuse, Riverdale, and Clinton show the most noticeable increase in residential building activity with average annual growth rates of 23.4 percent, 19.6 percent and 15.5 percent respectively. Many of the cities in west Davis County appear poised for sustained growth due steadily increasing building permits in the last five years and ample vacant land which is zoned for residential use.

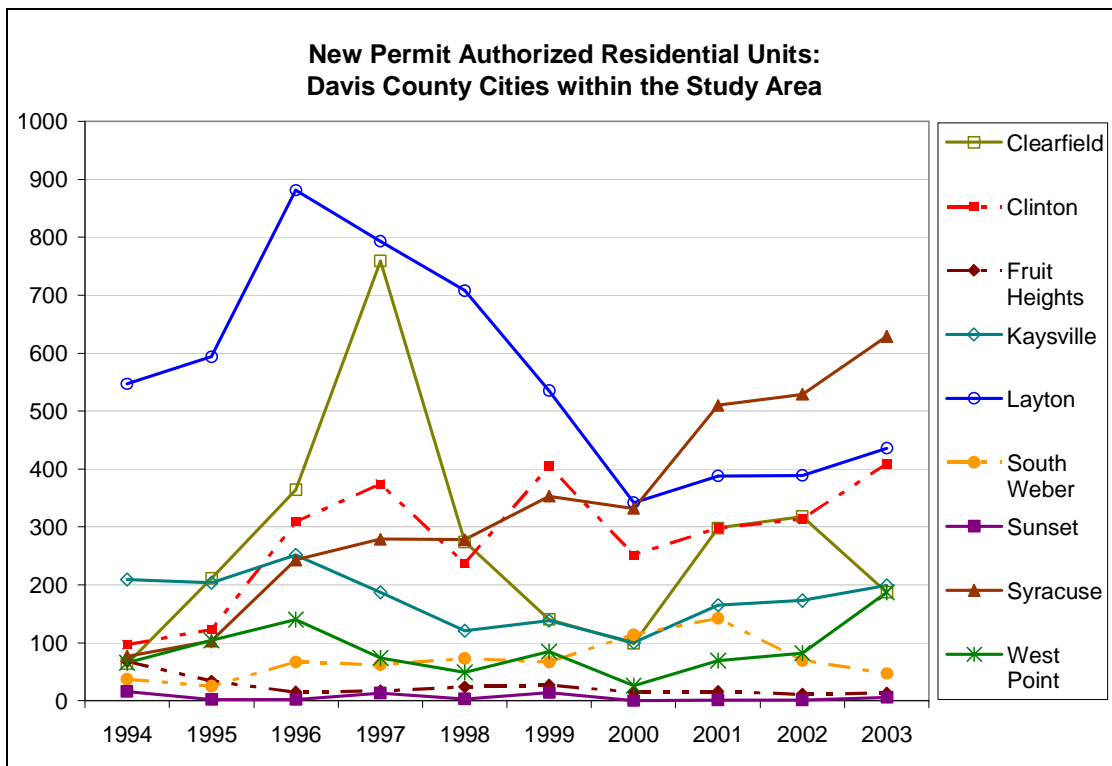


Figure 7

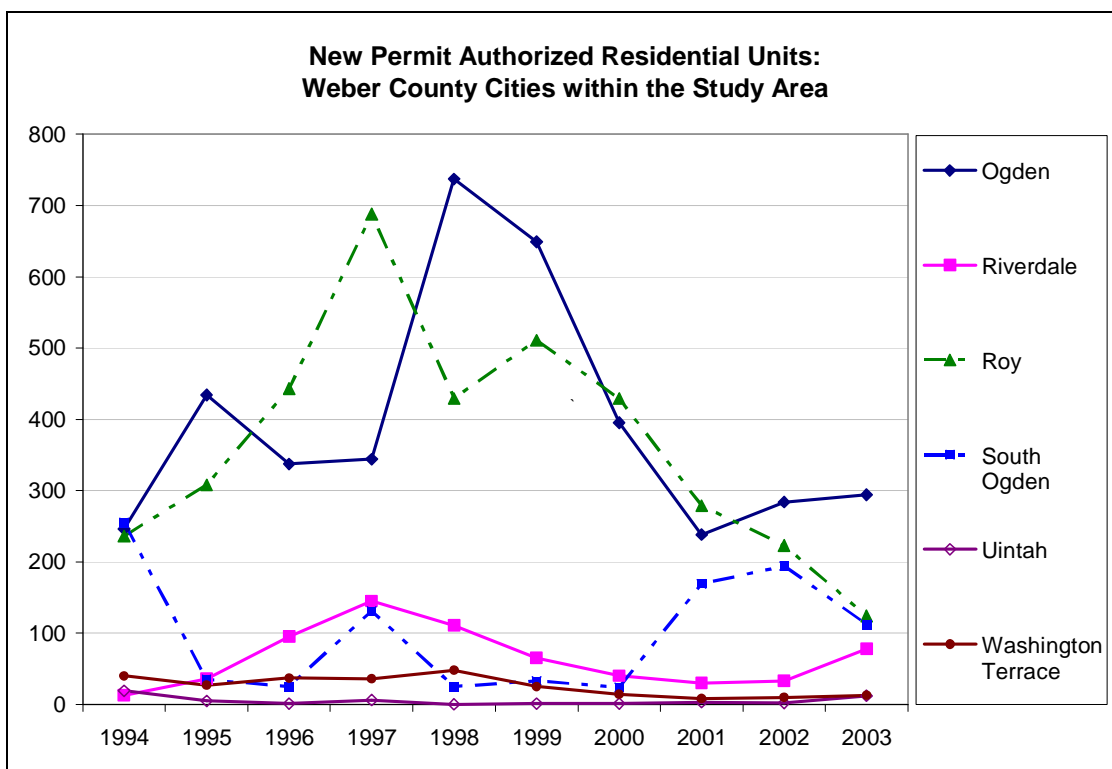


Figure 8

Table 6
Permit-Authorized Residential Units by Year for Cities within the Study Area

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Selected Davis County Cities										
Clearfield	64	211	364	759	274	140	99	298	318	187
Clinton	97	123	309	374	237	405	252	298	314	409
Fruit Heights	68	34	15	17	24	27	15	16	11	13
Kaysville	209	204	252	187	121	138	101	165	173	199
Layton	547	594	881	793	708	535	342	388	389	436
South Weber	37	25	67	62	73	67	114	142	70	47
Sunset	16	2	2	13	3	14	0	1	1	6
Syracuse	77	103	243	279	278	353	332	510	529	629
West Point	65	104	140	74	49	85	26	69	82	187
Total	1,180	1,400	2,273	2,558	1,767	1,764	1,281	1,887	1,887	2,113
Selected Weber County Cities										
Ogden	246	434	337	344	737	649	395	238	284	294
Riverdale	13	36	95	145	111	65	40	30	33	78
Roy	236	308	443	688	429	511	429	279	223	124
South Ogden	255	35	25	131	25	33	24	169	194	112
Uintah	19	5	1	6	0	1	1	3	2	12
Washington Terrace	40	27	37	36	48	25	14	8	10	13
Total	809	845	938	1,350	1,350	1,284	903	727	746	633
Grand Total	1,989	2,245	3,211	3,908	3,117	3,048	2,184	2,614	2,633	2,746

Future Population and Employment Growth

Population, household and employment projections have been prepared by the Wasatch Front Regional Council for the period 2000 to 2030. These projections estimate likely growth across the region within Transportation Analysis Zones specified by WFRC. Population growth in the area west of the I-15 corridor shows the greatest degree of change. Likewise, the number of households is increasing at similar rates in this area suggesting an influx of fairly homogenous households to the western part of the study area over the next 25 years. Along the I-15 corridor and in some parts of the eastern study area there are much slower rates of growth and even pockets of decline. However, most of these declining areas show a corresponding increase or slower rate of decline in the number of households over the same period. These changes most likely indicate an increase in the number of elderly and other childless households (see Figures 9 and 10).

As shown in Table 7, the rate of population growth in the project study area is predicted to closely match the state's growth rates over the next 25 years. During this time the project study area is likely to grow faster than Davis and Weber Counties with a 2005-2030 average annual growth rate (AAGR) of 1.72 percent compared to the Davis County's 1.57 percent and Weber County's 1.69 percent. The most rapid growth will take place in the very near future. Table 7 shows a 2.54 percent growth rate in the study area from 2005 to 2010. The growth rate then slows over the following ten years to 1.90 percent and finally to 1.13 from 2020 to 2030 as the supply of developable land and household sizes decrease.

Table 7
Project Study area Population Projections 2005-2020

	2005	2010	2015	2020	2030	2005- 2010 AAGR	2010- 2020 AAGR	2020- 2030 AAGR	2005- 2030 AAGR
Study Area	231,876	262,808	294,109	317,301	354,995	2.54%	1.90%	1.13%	1.72%
Davis County	262,241	292,201	323,992	347,412	386,672	2.19%	1.75%	1.08%	1.57%
Weber County	211,207	237,877	265,905	286,919	320,770	2.41%	1.89%	1.12%	1.69%
Utah	2,464,633	2,787,670	3,126,736	3,371,071	3,772,042	2.49%	1.92%	1.13%	1.72%

Source: WFRC, Governor's Office of Planning & Budget, WEPC

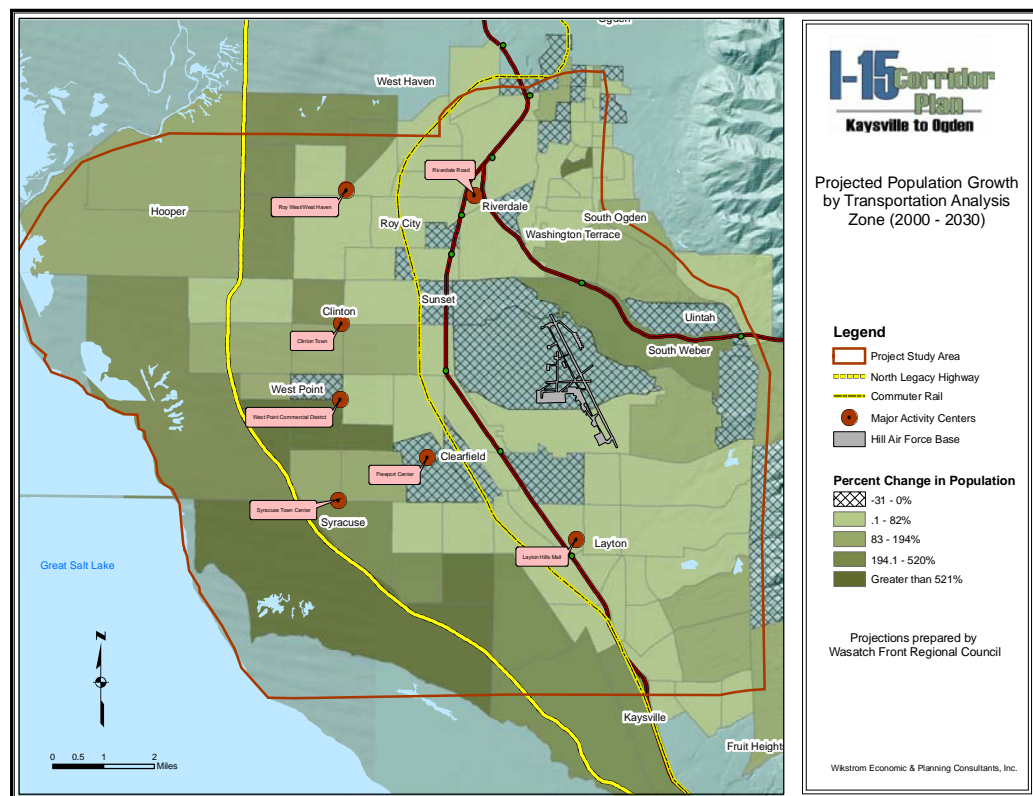
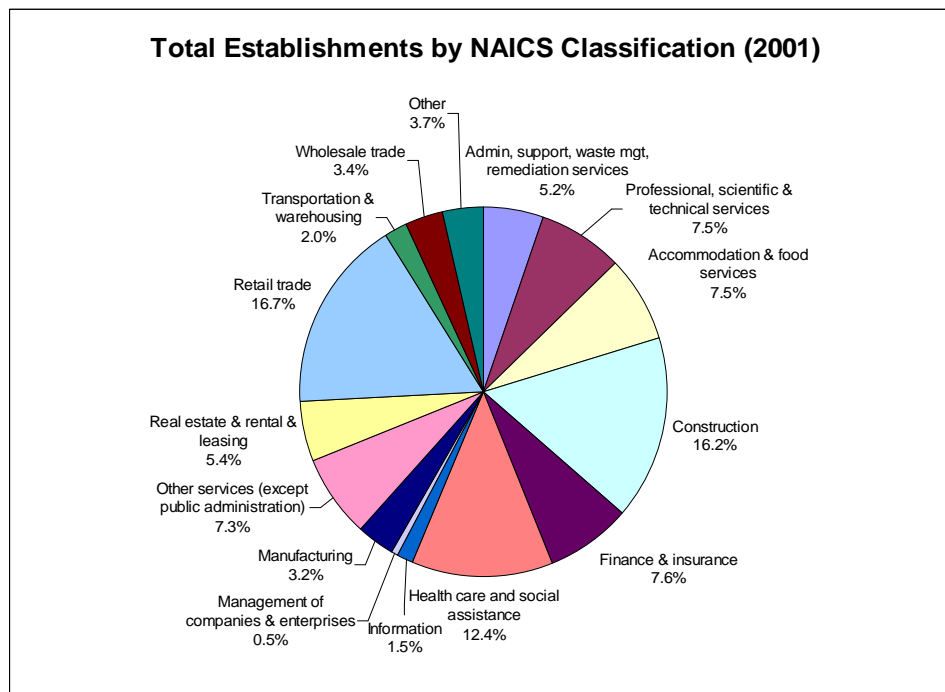
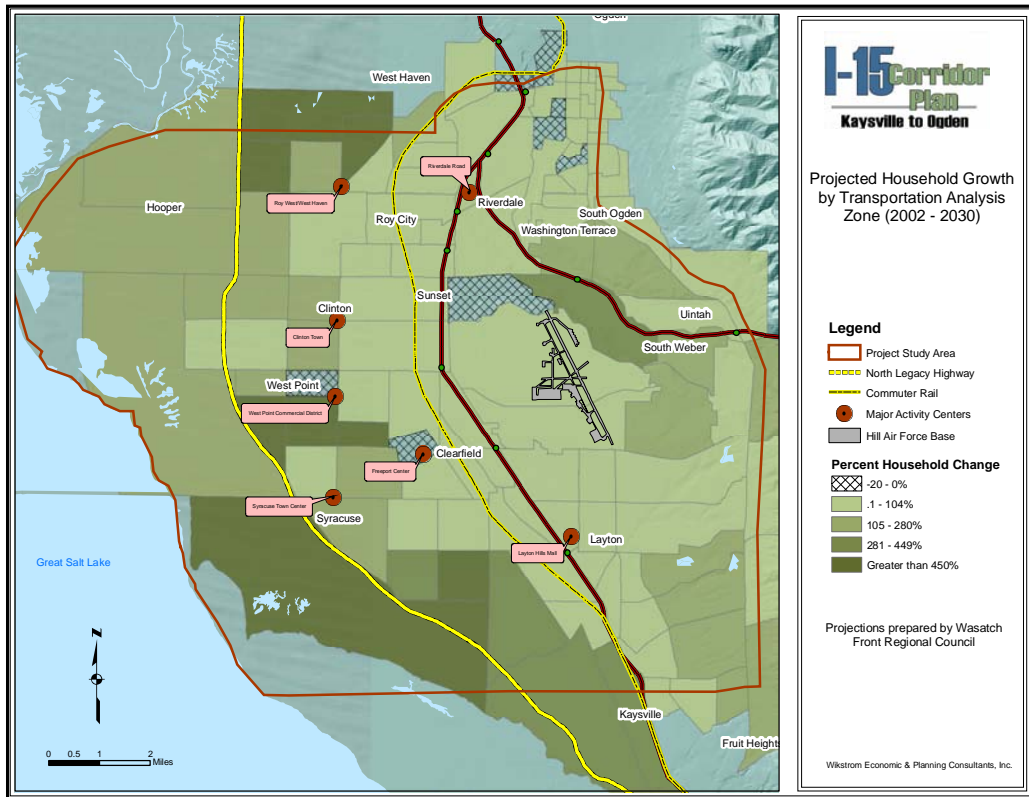


Figure 9



According to 2001 Business Zip Code Patterns (see Figure 11), a majority of non-military establishments in the study area provide employment in the construction, retail and service sectors. Other notable contributors to employment are the health care sector and professional services. Hill Air Force Base employs over 24,000 military personnel and civilians (Bureau of Economic and Business Research, 2004). The Base's contribution to the well being of the local and state economy cannot be overstated. Although employment will remain focused along the I-15 corridor, large gains are projected by 2030 along western edge communities. This portion of the study will be rapidly changing in terms of both its residential and commercial character. In addition to west side centers of activity, the area around the Freeport Center stands to gain 75 % more employment in the next 25 years according to projections. It seems likely that much of the increased employment will be oriented toward sustaining residential growth ensuring that construction, retail, and service sectors will remain important for the study area's employment base (see Figure 12).

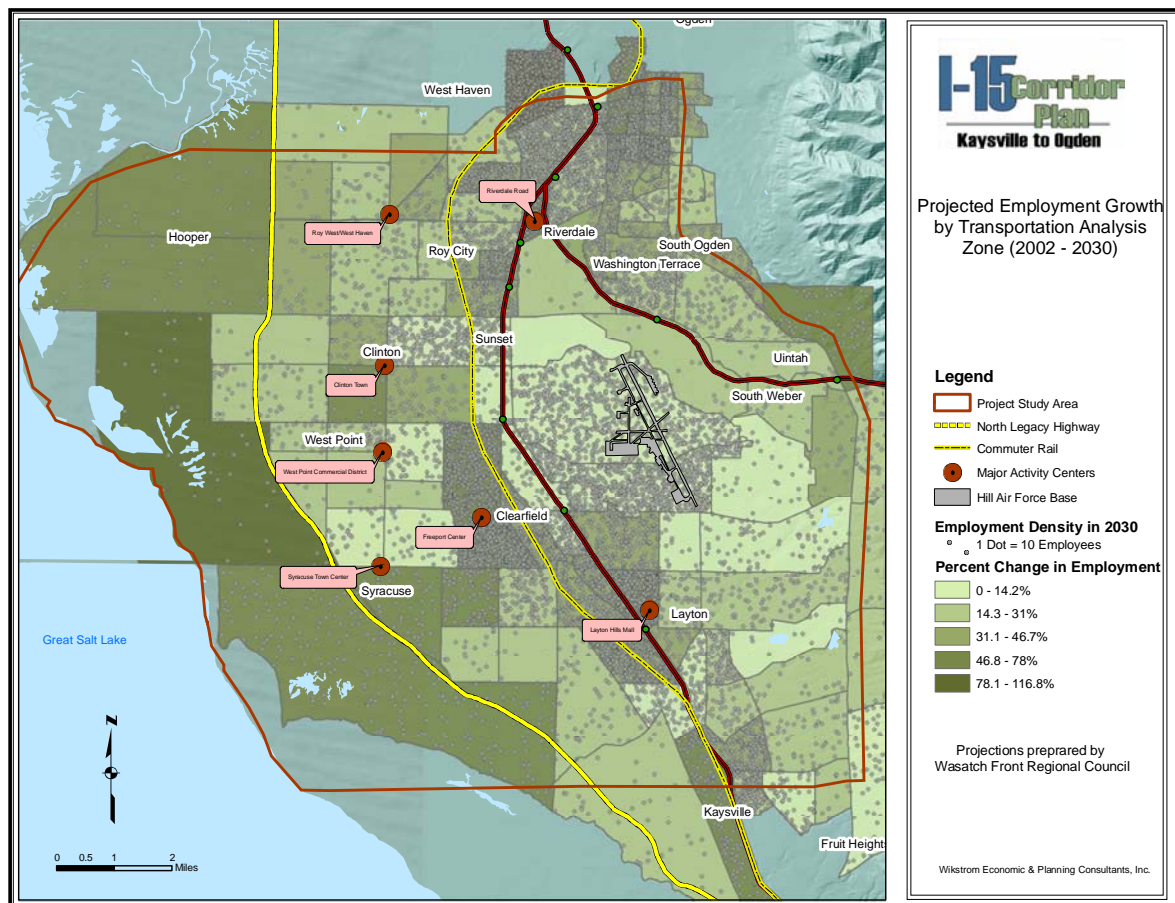


Figure 12

Land Use

Zoning ordinances can be characterized as a tool to guide a community's anticipation and vision for future growth. The Wasatch Front Regional Council has compiled a regional picture of future land use by assembling GIS data that seamlessly displays the zoning put forth in General Plans for individual communities along the Wasatch Front. Although this data gives a general picture of the potential future land use it is somewhat out of date and does not capture likely growth around activity centers as identified by local planners and officials (see Figure 13). There are a few obvious discrepancies between current General Plans and this regional data set that must be noted. As of April 2004, West Point's General Plan specifies significant commercial zoning along 800 North and 200 West and particularly 300 North and 2000 West (denoted as West Point Commercial District on Land Use map below). There is limited zoning for commercial development along 700 South and the proposed Legacy Highway as well. In Clinton, much of the land around 2000 West and 1800 North is zoned for intense commercial development. South on 2000 West at Antelope Drive, Syracuse similarly is proposing the development of a town center. Furthermore, the area around 3500 West and West Midland Drive between Roy and West Haven is known to be a developing node of commercial activity. These areas are zoned commercial and rapidly growing, but not necessarily clearly illustrated in existing regional land use/zoning GIS data compiled at this time. More up to date information is anticipated within the next few months.

In general, and according to the existing land use data provided by WFRC, approximately 5.75% of the Study area is zoned for commercial activity, 72% for single family residential and 2.8% for multifamily residential. Hill Air Force Base and the Freeport Center consume nearly 8% and 4% of the Study area respectively. The majority of commercial development is oriented toward the I-15 corridor and areas surrounding Riverdale Road and Layton. West of I-15, current zoning indicates that the majority of available land supply will be brought into residential use, however as noted above, the obsolescence of this data significantly underestimates anticipated commercial activity around major activity centers. It is difficult to estimate the share of commercial development these areas will absorb overall and this is a subject that will be taken up in future reports. However, it is clear that both residential and commercial development will contribute significantly to local traffic flows. As evidenced in the population and employment projections as well as historical trends of building permit activity, the greatest proportional increases of commercial activity and residential growth are expected in the west side communities. This indicates that significant integration of transportation and land use planning will be necessary to maintain the quality of life that currently is drawing new residents to these areas.

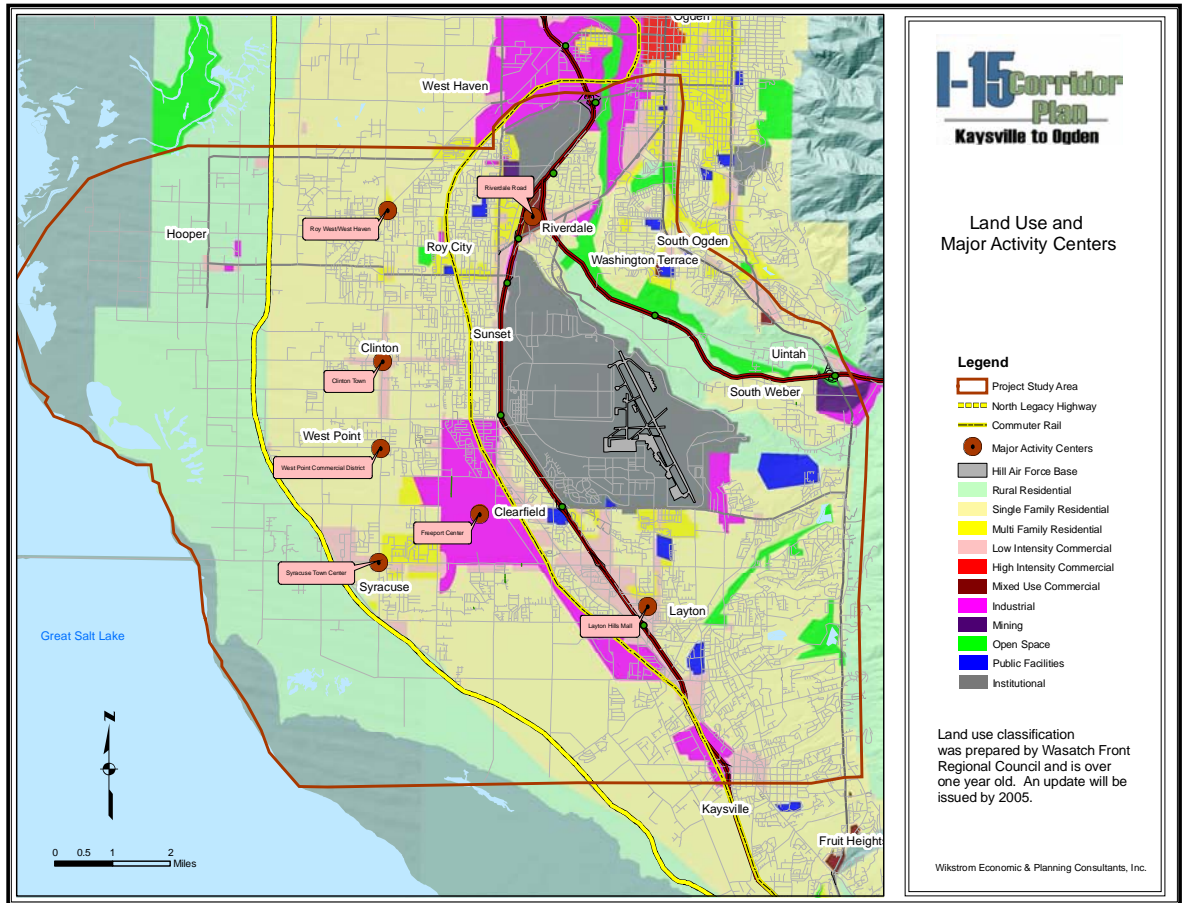


Figure 13